

# **Brazenall & Orr**

## ***Solicitors & Notaries***

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**GREYSTONE BANK,  
13 MOFFAT ROAD, DUMFRIES, DG1 1NN**

**OFFERS IN THE REGION OF £270,000**

**EPC – F**

**GREYSTONE BANK 13 MOFFAT ROAD, DUMFRIES, DG1 1NN**

This imposing Victorian detached sandstone villa offers well laid out and generously proportioned accommodation over three floors providing a spacious family home. The property is in good decorative order throughout and retains many original features including decorative cornicing, ceiling roses and the staircase with detailed balustrades and wooden handrail. The property is well placed for easy access to all amenities such as schools, shops and leisure activities and is within walking distance of Dumfries Town Centre and the Railway Station. The accommodation is extremely spacious and provides flexible family living spaces comprising: Vestibule, Entrance Hallway, Sitting Room, Dining Room, Living Room, Kitchen, Four Bedrooms, Bathroom, Shower Room, Cloakroom, Utility Room, Two Attic Bedrooms and Three Box Rooms as well as a large Basement comprising several rooms. The property benefits from gas central heating and double glazing. There is a gravel drive allowing off street parking for several cars to the front/side with a large garden to the rear with extensive lawn, mature trees and shrubs. Viewing is highly recommended to appreciate the potential this property offers.

**Accommodation comprises:**

**Ground Floor:-**

<b>Vestibule</b>	<b>2.33m x 2.22m (7'7" x 7'3") or thereby.</b> Entrance door. Tiled floor. Light. Partially glazed door with stained glass side panels leading to:-
<b>Entrance Hallway</b>	<b>5.66m x 3.74m (18'7" x 12'3") or thereby.</b> Fitted carpet. Central heating radiator. Ceiling light fitting with centre rose and cornicing.
<b>Sitting Room</b>	<b>6.68m x 4.59m (21'11" x 15' 0") or thereby.</b> Front facing bright spacious room with a large bay window. Carpet. Decorative fireplace with gas fire and tiled hearth. Cornicing and centre ceiling rose with light fitting. Central heating radiator.
<b>Dining Room</b>	<b>4.38m x 3.97m (14'4" x 13'1") or thereby.</b> Large front facing window. Carpet. Ceiling light fitting with centre rose and cornicing. Small recessed storage cupboard with display shelving. Central heating radiator.
<b>Living Room</b>	<b>3.92m x 3.69m (12'10" x 12'1") or thereby).</b> Rear facing overlooking garden. Carpet. Gas fire set on marble hearth with wooden surround. Central heating radiator. Ceiling light.
<b>Kitchen</b>	<b>4.63m x 4.27m (15'2" x 14'1") or thereby.</b> Fitted kitchen comprising an extensive range of wall, base and drawer units. Ample storage and work surfaces. Window with roller blind to the rear. Plumbed for dishwasher. Coloured sink with 1½ bowls and single drainer. Central heating radiator. Vinyl floor covering. Ceiling spotlight tracks. Access to basement area and utility room.



**Utility Room**

**2.79m x 2.3m (9'1" x 7'6") or thereby.** Window to the rear. Stainless steel sink. Single drainer. Plumbing for automatic washing machine. Vinyl floor covering. Base and wall units. Central heating boiler. Door leading to rear garden.

**Cloakroom**

**2.53m x 1.84m (8'3" x 6'0") or thereby.** Patterned window to the side. Wash hand basin and WC.

**Carpeted stairs from Hallway leading to First Floor**

**Landing**

**3.75m x 3.19m (12'3" x 10'5") or thereby.** Large window on half landing overlooking rear garden. Carpet. Cornicing. Ceiling light fitting. Central heating radiator.

**Master Bedroom**

**6.38m x 4.61m (20'11" x 15'1") or thereby.** Bright front facing room with large bay window. Carpet. Ceiling light fitting with centre rose and decorative cornicing. Central heating radiator.



**Bedroom 2**

**4.61m x 4.33m (15'1" x 14'2") or thereby.** Window to the rear overlooking the garden. Carpet. Central heating radiator. Ceiling light fitting. Cornicing.

**Bedroom 3**

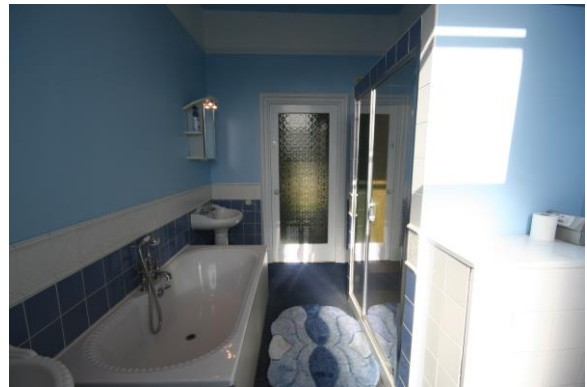
**4.44m x 3.97m (14'6" x 13'0") or thereby.** Front facing. Carpet. Central heating radiator. Ceiling light fitting. Cornicing.

**Bedroom 4**

**4.61m x 4.33m (15'1" x 14'2") or thereby.** Rear facing. Carpet. Central heating radiator. Ceiling light fitting. Cornicing. Built in storage cupboard.

**Bathroom**

**3.62m x 2.35m (11'10" x 7'8") or thereby.** Front facing. Five piece white suite comprising bath, double shower cubicle, two pedestal wash hand basins and WC. Recessed ceiling spotlights. Carpet. Central heating radiator.



**Shower Room** 2.55m x 1.81m (8'4" x 5'11") or thereby. Patterned window to the side. Three piece white suite comprising corner shower cubicle with Respatex wall covering, pedestal wash hand basin and WC.

**Carpeted stairs leading to Second Floor/Attic accommodation:-**

**Landing** 2.33m x 2.33m (7'7" x 7'7") or thereby. Carpet. Ceiling light.

**Attic Bedroom 1** 5.2m x 4.62m (17'1" x 15'2") or thereby. Front facing. Partial coomb ceiling. Wooden floor. Spotlight fitting. Cast iron fireplace with wooden surround.

**Attic Bedroom 2** 5.2m x 3.4m (17'0" x 13'8") or thereby. Front facing. Partial coomb ceiling. Carpet. Light. Cast iron fireplace with wooden surround.

**Box Room 1** 4.59m x 2.87m (15'0" x 9'4") or thereby. Coomb ceiling. Skylight window to the rear.

**Box Room 2** Coomb ceiling. Skylight window to the rear. Cold water tank.

**Box Room 3** Coomb ceiling. Velux window to the front. Wooden floor

**Outside** Extensive gravel driveway to the front and side providing off street parking for several cars.  
Mature trees and shrub border to the front.  
Large lawn with mature trees and shrubs to the rear.  
Patio area.



**Viewing** Strictly by appointment by contacting the Selling Agents, Messrs Brazenall & Orr, Solicitors, 104 Irish Street, Dumfries, Tel: 01387 255695.

**Offers** Offers in the Region of £270,000 are invited.

**Home Report** A Home Report is available for this property. Prospective Purchasers should contact Brazenall & Orr Property Department for details of how to obtain a copy.

**EPC** The Energy Performance Rating is F.

**Closing Date:**

Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date be fixed.

**Note:**

These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer.

Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars have been tested by the Selling Agents.

A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.



Lounge Centre Rose and Coving



First Floor Landing Centre Rose



Vestibule Window